

DRAFTING
PLANS

Mob 0405 183 552
www.draftingplans.com.au
jonathon@draftingplans.com.au

Client:
Catherine & Geoff
Wijnberg

Project Address:
550 Coolamon
Scenic Dr, Coorabell
NSW 2479

Sheet Name:
LARGE SITE PLAN

Project:
FARM BUILDING

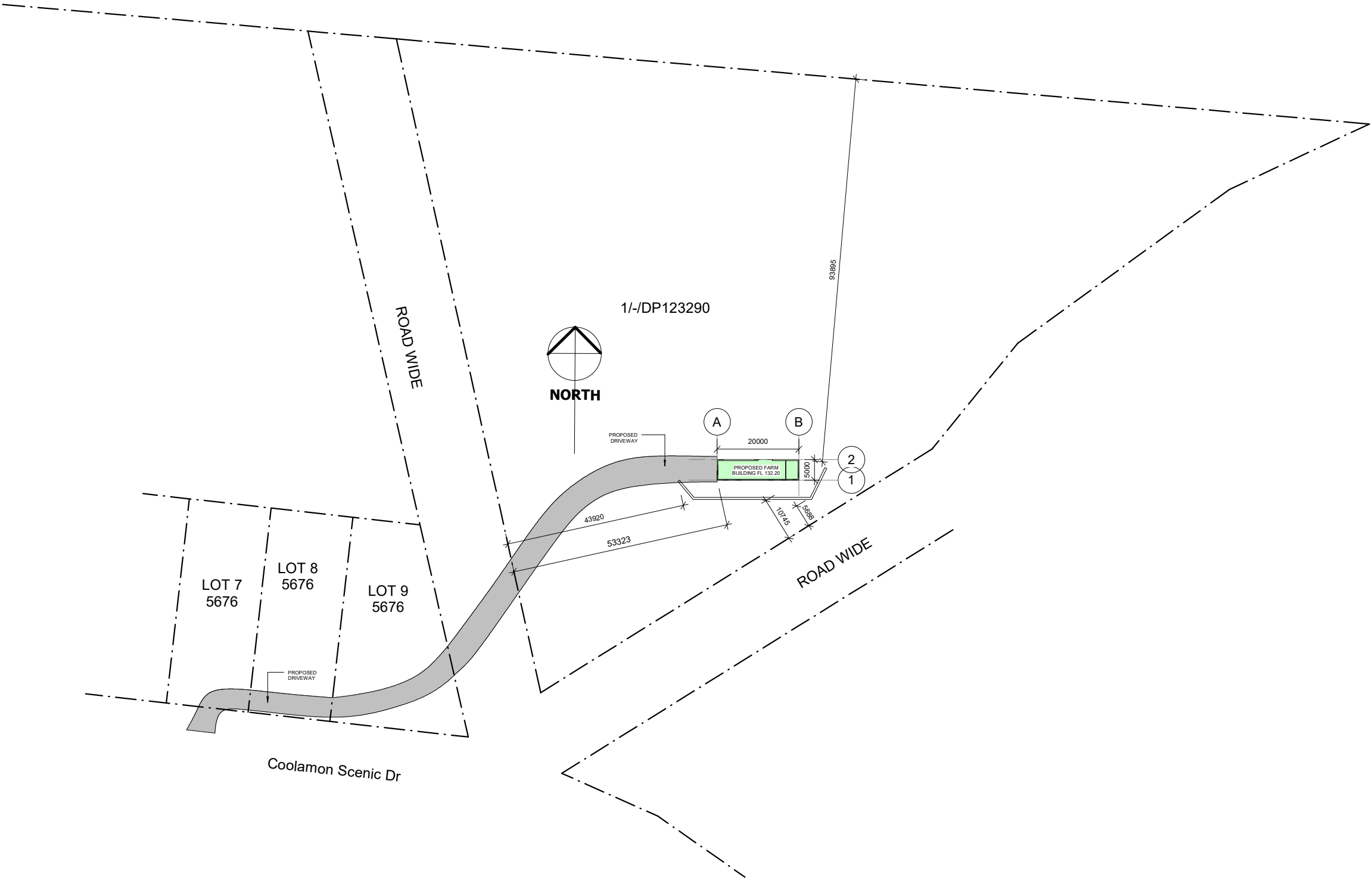
Drawn By: JP

Issue Date:
01/02/2023

Project Number:
J716

Sheet Number:
02

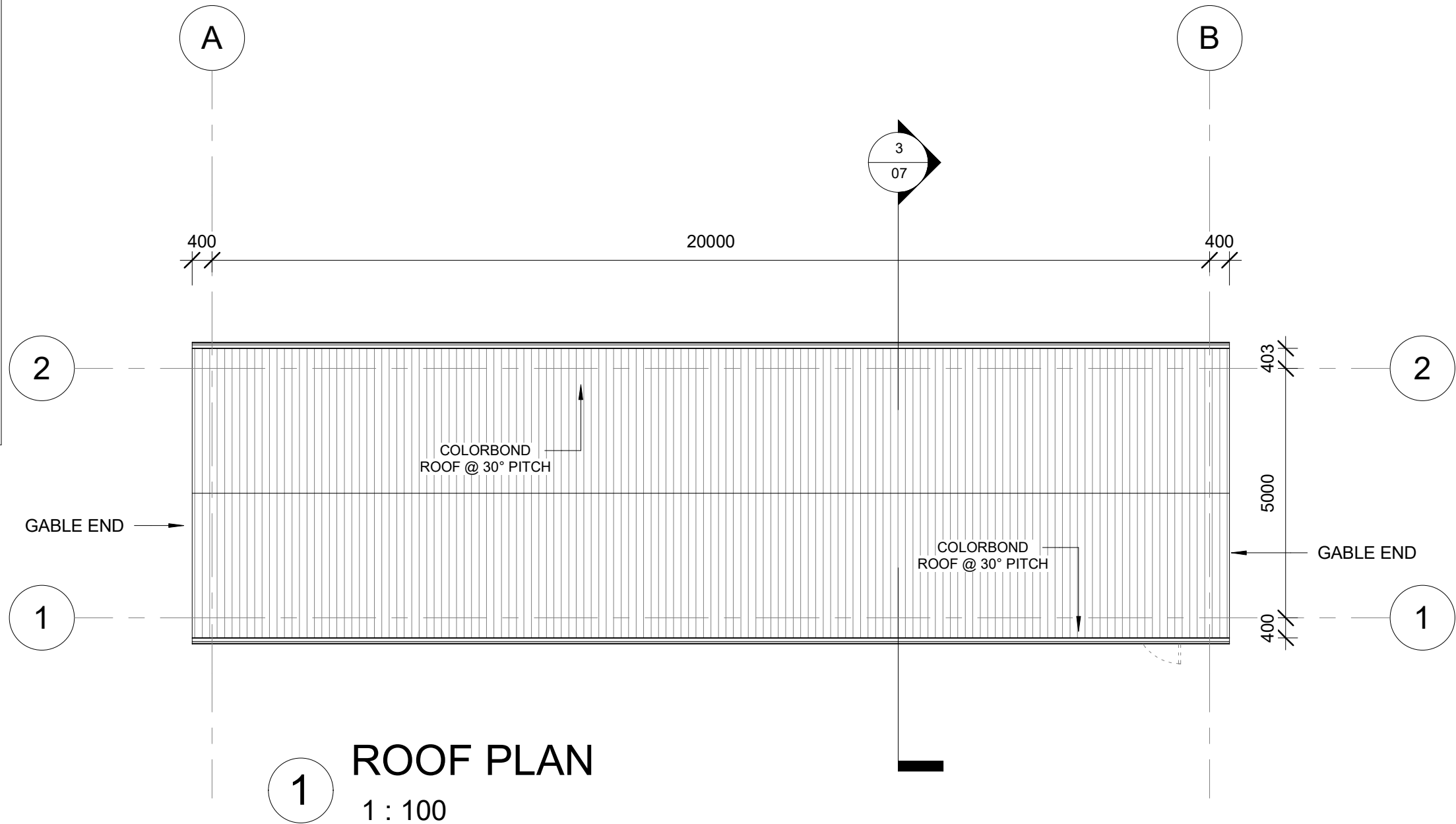
Rev



1 LARGE SITE PLAN
1 : 500

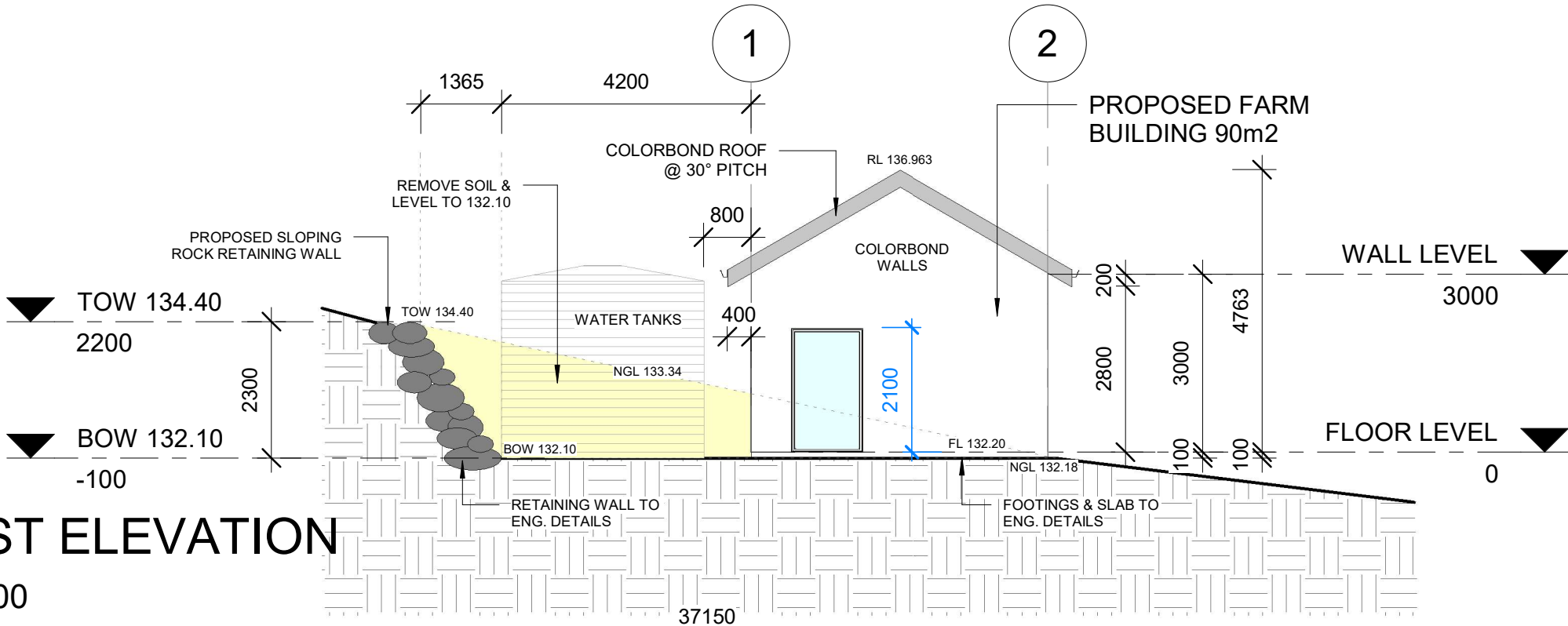
CONSTRUCTION NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- SUPPLY AND INSTALL 'BIFLEX' CHEMICAL TERMITE TREATMENT (UNLESS OTHERWISE APPROVED) TO COMPLY WITH AS3660.1 AND MANUFACTURER'S SPECIFICATIONS
- ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684. - UNLESS OTHERWISE APPROVED
- ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION
- FOR ALL STRUCTURAL MEMBERS, FOOTINGS, & LOAD BARING WALLS REFER TO STRUCTURAL DOCUMENTATION PREPARED BY ENGINEERS.
- ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786. (SD INDICATES NEW LOCATIONS)
- WHAT THE LAW STATES:
(HIA.COM.AU/BATHROOM VENTILATION/30 JULY 2000)
VOLUME 2 OF THE BCA COVERS VENTILATION REQUIREMENTS FOR HOUSING IN PART 3.8.5. THE ACCEPTABLE CONSTRUCTION PRACTICE IS SPECIFICALLY COVERED IN CLAUSE 3.8.5.2 (A), (B) AND (C).
- FIRSTLY, IF A WINDOW IS INSTALLED IN THE ROOM, THEN IT BECOMES THE PRIMARY SOURCE OF VENTILATION FOR THE ROOM. THEREFORE, IRRESPECTIVE OF WHETHER AN EXHAUST FAN IS INSTALLED, IF THE ROOM IN QUESTION HAS A WINDOW INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF SUB-CLAUSE (A) THEN THE VENTILATION REQUIREMENTS FOR THE ROOM COMPLIES WITH THE BCA.
- SIMILARLY IF THE ROOM HAS VENTILATION BORROWED FROM AN ADJOINING ROOM IN ACCORDANCE WITH SUB-CLAUSE (B) IT ALSO COMPLIES WITH THE BCA.
- IF INSTALLED, AN EXHAUST FAN ONLY NEEDS TO COMPLY WITH SUB-CLAUSE (C) IF IT IS THE ONLY SOURCE OF VENTILATION TO THE ROOM.
- THEREFORE IN ACCORDANCE WITH SUB-CLAUSE (C),
- OPEN EAVES;
- ROOF VENTS, INCLUDING A VENTED RIDGE;
- A TILED ROOF WITHOUT SARKING



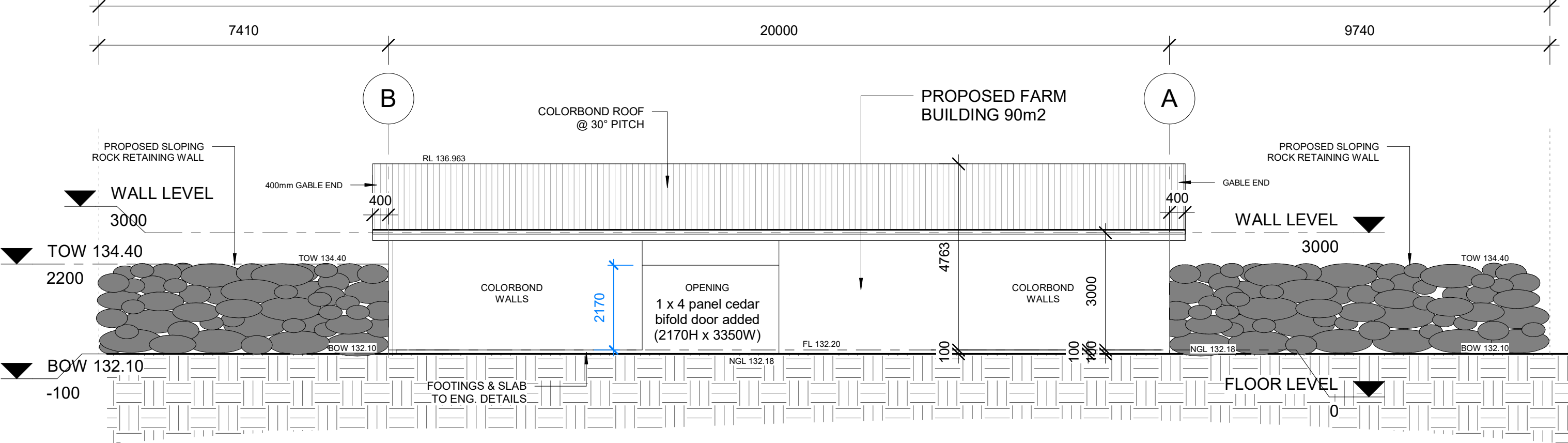
CONSTRUCTION NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- SUPPLY AND INSTALL 'BIFLEX' CHEMICAL TERMITE TREATMENT (UNLESS OTHERWISE APPROVED) TO COMPLY WITH AS3660.1 AND MANUFACTURER'S SPECIFICATIONS
- ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684. - UNLESS OTHERWISE APPROVED
- ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION
- FOR ALL STRUCTURAL MEMBERS, FOOTINGS, & LOAD BARING WALLS REFER TO STUCTURAL DOCUMENTATION PREPARED BY ENGINEERS.
- ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786. (* SD INDICATES NEW LOCATIONS)
- WHAT THE LAW STATES: (HIA.COM.AU/BATHROOM VENTILATION/30 JULY 2000) VOLUME 2 OF THE BCA COVERS VENTILATION REQUIREMENTS FOR HOUSING IN PART 3.8.5. THE ACCEPTABLE CONSTRUCTION PRACTICE IS SPECIFICALLY COVERED IN CLAUSE 3.8.5.2 (A), (B) AND (C).
- FIRSTLY, IF A WINDOW IS INSTALLED IN THE ROOM, THEN IT BECOMES THE PRIMARY SOURCE OF VENTILATION FOR THE ROOM. THEREFORE, IRRESPECTIVE OF WHETHER AN EXHAUST FAN IS INSTALLED, IF THE ROOM IN QUESTION HAS A WINDOW INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF SUB-CLAUSE (A) THEN THE VENTILATION REQUIREMENTS FOR THE ROOM COMPLIES WITH THE BCA.
- SIMILARLY IF THE ROOM HAS VENTILATION BORROWED FROM AN ADJOINING ROOM IN ACCORDANCE WITH SUB-CLAUSE (B) IT ALSO COMPLIES WITH THE BCA.
- IF INSTALLED, AN EXHAUST FAN ONLY NEEDS TO COMPLY WITH SUB-CLAUSE (C) IF IT IS THE ONLY SOURCE OF VENTILATION TO THE ROOM.
- THEREFORE IN ACCORDANCE WITH SUB-CLAUSE (C),
- OPEN EAVES;
- ROOF VENTS, INCLUDING A VENTED RIDGE;
- A TILED ROOF WITHOUT SARKING



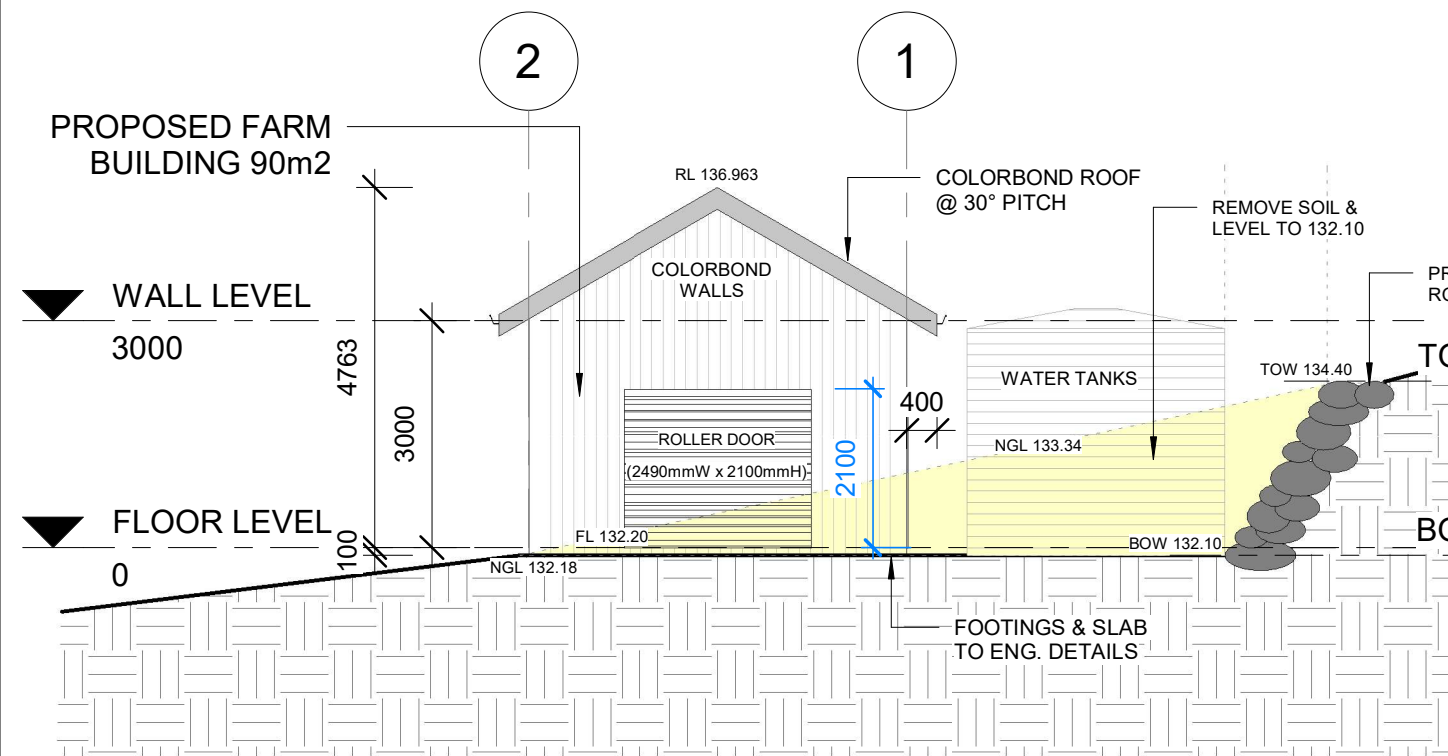
EAST ELEVATION

1 : 100

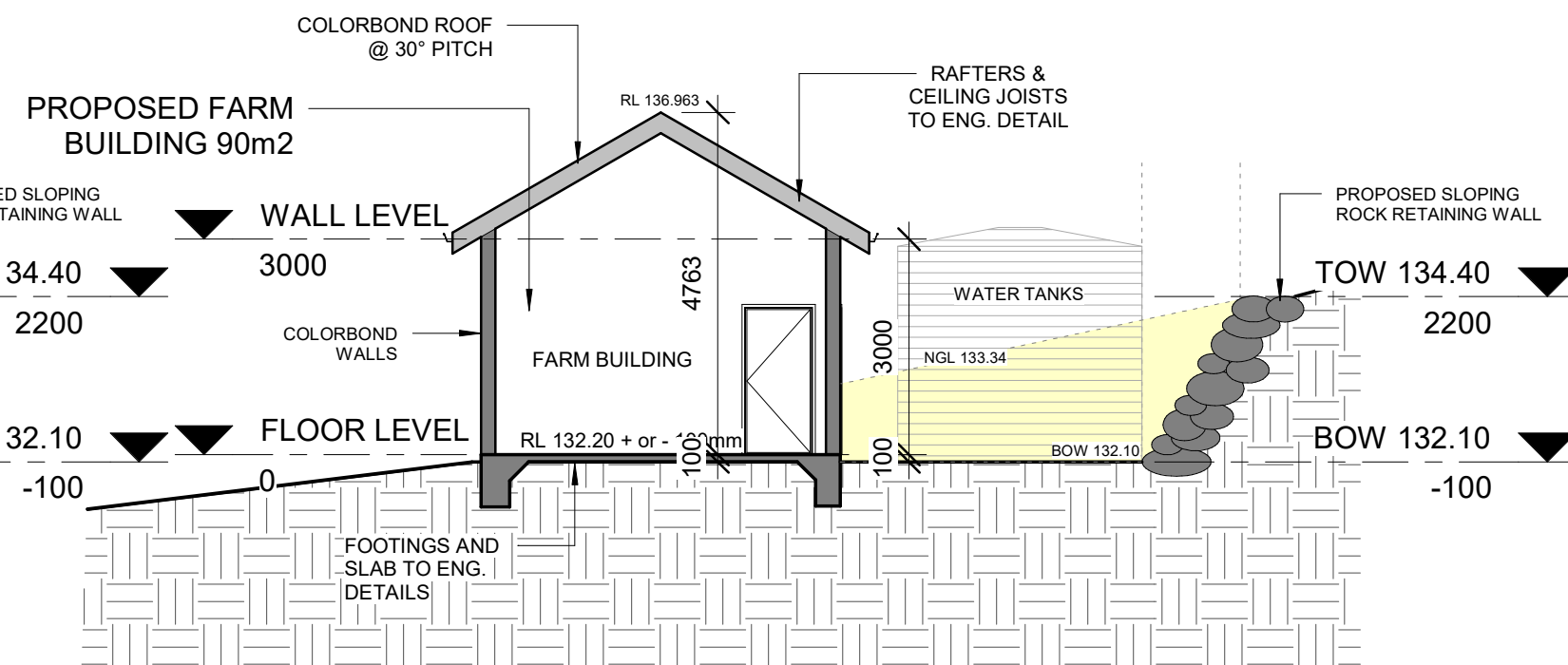


NORTH ELEVATION

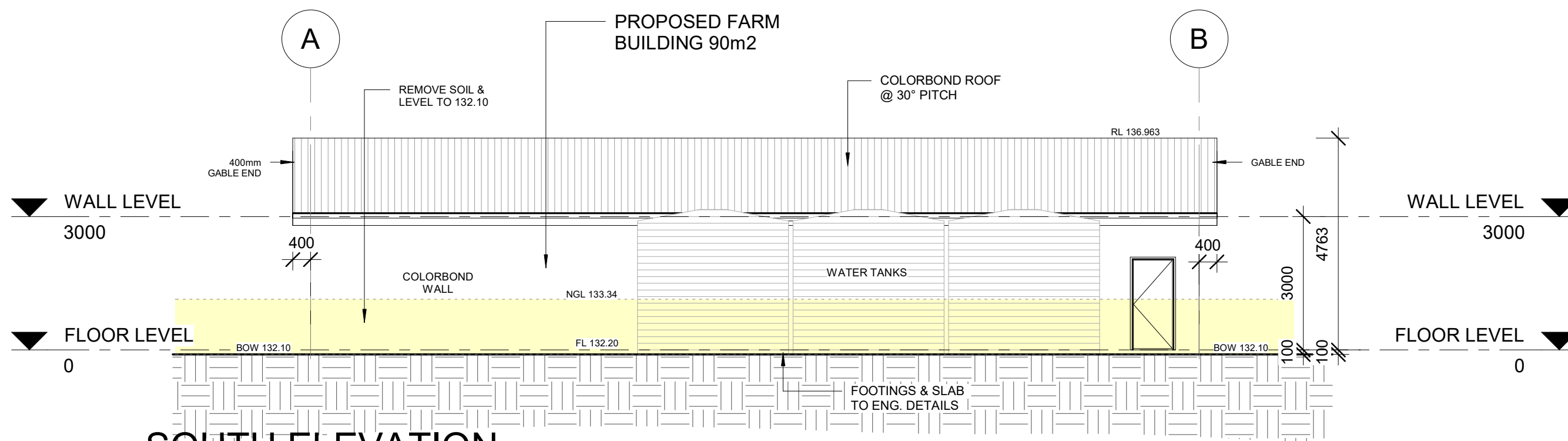
1 : 100



1 WEST ELEVATION
1 : 100



3 SECTION VIEW
1 : 100



2 SOUTH ELEVATION
1 : 100

